

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on May 10, 2023.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Kasper, Hyken, Berke, Sprague, Riles and Johnson. Commissioner Myer was absent with previous notice. Also present were Marcy Knysz, Village Planner and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) Docket No. PSPMIN23-004
Siunik Armenian Grill
516 N. Milwaukee Avenue
Request for Minor Site Plan Appearance Approval for Improvements Associated
With a Proposed Sit-Down Restaurant

Ms. Knysz explained the new Docket No. system - the “P” is for planning, the “SP” is for site plan, the “MIN” is for minor and 23 is the year with the projects in numeric order.

The request is for a minor site plan and appearance approval associated with a sit-down restaurant. Staff proposed four conditions.

1. The petitioner must demonstrate sufficient clearance for any outdoor seating areas.
2. Landscape treatments and tree installations shall be completed by October 15, 2023.
3. The manufacturer’s specification sheet for the bike rack shall be provided with the building permit application.
4. The rear building cannot be used for any purpose.

Mr. Levon Kirakosian and Mr. Bogdan Tokarskyi, Architect and project manager were present.

Mr. Kirakosian explained they want to make their building beautiful on the outside to attract

customers. They have been in the business for 13 years with restaurants in Glenview and Skokie.

Mr. Kirakosian noted they were changing their name to Armo Grill, but will have the same menu.

They are keeping the same building and shape but improving the outside and turning it into a restaurant. They are improving the property to make it look nice.

Commissioner Sprague referred to a discrepancy between the site plan and renderings regarding the size of the patios. The architect explained the renderings were done by a third party. The site plans are correct and were prepared by their architects. Commissioner Sprague suggested removing the renderings from the packet. Ms. Knysz agreed to remove the renderings from the list of dockets during the approval. It does not mitigate the issue regarding the east elevation included in the condition.

Ms. Knysz suggested a discussion regarding the amount of room if a car is overhanging near the patio. The architect confirmed the patio goes to the edge of the walkway. They will install bollards with 18' for the parking space so a car would not overhang the curb. The bollards are shown on the site plan. Ms. Knysz wants to ensure the cars will not overhang 2'. The architect confirmed wheel stops and bollards would be installed. Ms. Knysz suggested adding a condition that wheel stops shall be provided on all parking spaces.

In reply to Commissioner Sprague's question, Ms. Knysz confirmed the back building could be used for storage. Mr. Kirakosian hopes to tear it down in the future to use as a larger parking lot. In the meantime, they may use it for non-food storage.

Commissioner Sprague mentioned the proposed trash enclosure was located close to the proposed patio in the back. He asked if they were concerned about odors from the trash enclosure since the winds usually come from the west. Mr. Kirakosian suggested moving the trash enclosure to the back of the lot at the end of the driveway. Ms. Knysz didn't think Waste Management would be able to access it with the back building. Commissioner Sprague suggested putting it on the southside drive. Ms. Knysz noted that Staff agreed with the proposed location of the trash enclosure, but if the petitioner wanted to move it, they could handle it separately.

Commissioner Sprague asked if the parapet was tall enough to screen the HVAC unit. Ms. Knysz explained the rooftop units would be seen from the rear of the restaurant but screened from the street.

Commissioner Sprague asked if the patio lamps were mobile and secured. Mr. Kirakosian confirmed they were mobile, but they were hoping not to use them.

Commissioner Sprague reminded the petitioner that they will need to add landscaping around the ground sign.

Commissioner Sprague referred to the proposed Norway Maples on the north side and mentioned they were known to grow very shallow roots and wreck pavements. Mr. Kirakosian will consider replacing them with another type of tree.

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Commissioner Riles asked about the outdoor capacity. Mr. Kirakosian confirmed there were two small tables with two chairs in the front and four tables with four chairs on the patio. Commissioner Riles asked about the reason for the small area in the front. Mr. Kirakosian explained it was limited because of the parking spaces.

In reply to Commissioner Riles' question, Mr. Kirakosian confirmed they will start with 5-6 full-time employees. The concept is fast casual like Chipotle, but food is delivered to the tables and customers get their own drinks. He hopes to also offer catering.

Commissioner Berke felt the proposed restaurant would be a big improvement over the existing empty space.

Commissioner Hyken asked about overflow parking. Mr. Kirakosian explained overflow parking would be added when the rear building gets demolished.

Commissioner Kasper had no questions.

In reply to Chairman Johnson's question, Mr. Kirakosian confirmed they would be resurfacing or resealing the parking lot.

Commissioner Hyken moved, seconded by Commissioner Kasper to approve Docket No. PSPMIN23-0004, granting a minor site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, for improvements associated with a proposed sit-down restaurant located at 516 N. Milwaukee Avenue, in accordance with the Site Plan prepared by Studio G Architects LLC, last revised 5/11/2023, Striping Plan prepared by Studio G Architects LLC, last revised 1/13/2023, Floor Plan prepared by Studio G Architects LLC, last revised 4/12/2023, Landscape Plan prepared by Studio G Architects LLC, last revised 5/11/2023, Elevations prepared by Studio G Architects LLC, last revised 4/12/2023, Renderings received by the Village on 4/20/2023, Specification Sheet for Carrier Cooling Packaged Rooftop Units received by the Village on 4/20/2023, Outdoor Lighting Specifications from The Great Outdoors by Minka-Lavery received by the Village on 4/20/2023, and Specifications for GloGlobe Solar Powered Patio Lamp, and subject to the following conditions:

1. The petitioner must demonstrate sufficient clearance for any outdoor seating areas.
2. Landscape treatments and tree installations shall be completed by October 15, 2023.
3. The manufacturer's specification sheet for the bike rack shall be provided with the building permit application.
4. The rear building cannot be used for any purpose except ancillary storage.
5. Wheel stops shall be provided at all parking spaces.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Kasper, Berke, Sprague, Riles, Johnson
NAYS: None
ABSENT: Commissioner Myer
ABSTAIN: None

There being six affirmative votes, the motion was approved.

- B)** Docket No. PSPMIN23-005
Mandalane Apartments
450 Manda Lane
Request for Minor Site Plan & Appearance Approval for Courtyard
Improvements

The petitioner is planning to remove the tennis courts and proposing to keep the tot lot and add a new basketball court and bocce ball court along with new landscaping and two pergolas with a grill station.

Mr. Mike Teiber, Balanced Environments, designer, builder and contractor was present.

The tennis courts and old basketball courts are being removed and replaced with seating and play areas and a smaller basketball court along with a bocce ball court with two pergola areas and outdoor kitchen area with two propane grills. The tot lot will be softened with more plantings and a buffer from the parking lot.

Commissioner Kasper felt it would be a significant improvement to the development.

Commissioner Hyken had no questions and thanked the petitioner for cleaning up the property.

Commissioner Berke had no questions but thought the plan looked great.

Commissioner Riles had no questions.

In reply to Commissioner Sprague's question, Mr. Teiber confirmed the propane would be stored and secured if so desired. The propane tanks automatically turn off to prevent them from running nonstop.

Commissioner Sprague asked if the pergola would need to be stained/sealed. Mr. Teiber confirmed the pergolas would be made of all cedar, so they don't need to be sealed/painted.

Commissioner Sprague mentioned the proposed serviceberry trees bare fruit so it could get messy. Mr. Teiber explained most of the berries get eaten by the birds and are small enough not to cause a lot of mess and are not poisonous.

Commissioner Sprague asked if there will be two half basketball courts. Mr. Teiber confirmed there will only be one half basketball court.

Chairman Johnson asked if the propane grills will need to be reserved. Mr. Teiber was unsure about the details for reserving the grills.

Chairman Johnson liked the improvements on the old property.

Commissioner Sprague moved, seconded by Commissioner Berke to approve Docket No. PSPMIN23-0005, granting a minor site plan and appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, for improvements to the outdoor courtyard area located at 450 Manda Lane, in accordance with the Project Description Letter prepared by Mike Teiber, dated 4/20/2023 and Landscape Plan prepared by Balanced Environments, Inc. dated 3/8/2023.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Berke, Kasper, Hyken, Riles, Johnson
NAYS: None
ABSENT: Commissioner Myer
ABSTAIN: None

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

- A) Approval of Minutes of the Regular Meeting of May 10, 2023 (Including the Finding of Facts for Docket No. 2023-17).

Commissioner Sprague moved, seconded by Commissioner Berke to approve the Minutes of the Regular Meeting of May 10, 2023 (Including the Finding of Facts for Docket No. 2023-17),

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Berke, Kasper, Hyken, Riles, Johnson
NAYS: None
ABSENT: Commissioner Myer
ABSTAIN: None

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

Ms. Knysz confirmed the new docket number system will be used in the newspaper. She'll prepare a chart of the new system for the Commission.

Commissioner Kasper asked if the other Commissioners were participating in the Memorial Day parade. Chairman Johnson volunteered for the Citizens Patrol Group.

Commissioner Berke will be leaving the Commission at the end of his term next month.

10. ADJOURNMENT

Commissioner Sprague moved, seconded by Commissioner Hyken to adjourn the meeting at 7:10 p.m. The motion was approved by a voice vote.